

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 19, 2024 by Bailey Ranch Estates Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

### W I T N E S S E T H :

WHEREAS, the Declarant for Bailey Ranch Estates Homeowners Association, Inc. has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bailey Ranch Estates Homeowners Association, Inc. filed of record on or about January 31, 2022 (the "Declaration") and recorded at Volume 2484, Page 141 in the Real Property Records of Cooke County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Bailey Ranch Estates Homeowners Association, Inc.

WHEREAS, the Association was duly formed on May 27, 2022, as Bailey Ranch Estates Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Bailey Ranch Estates Homeowners Association, Inc.
2. Name of the Association. The name of the Association is the Bailey Ranch Estates Homeowners Association, Inc. and is located at Cooke County, Texas. The mailing address for the Association is Secure Association Management, PO Box #51555, Denton, TX 76206.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Cooke County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about January 31, 2022 (the "Declaration") recorded at Volume 2484, Page 141 in the Real Property Records of Cooke County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management  
PO Box #51555  
Denton, TX 76206

6. Manager of the Association. The telephone number for the manager of the Association is 940-497-7328 and the email address for the manager of the Association is info@secure-mgmt.com.
7. Website for the Association. The website for the Association is www.BaileyRanchEstates.com.
8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at info@secure-mgmt.com. The cost of a Resale Certificate is \$375.00. The cost of a Transfer Fee is \$175.00. The cost of a Rush Fee is \$100.00. Transfer and Rush Fees are subject to change at the management company's discretion.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

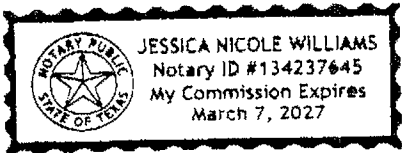
Bailey Ranch Estates Homeowners Association, Inc., a Texas non-profit corporation

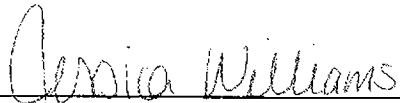
By:   
Authorized Representative for  
Bailey Ranch Estates Homeowners Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on this 20<sup>th</sup> day of May, 2024 by John Mackenzie, Authorized Representative for Bailey Ranch Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

\*\*\*\*

**Electronically Filed Document**

\*\*\*\*

**Cooke County, Texas  
Hon. Pam Harrison  
County Clerk**

---

**Document Number: 2024-3299  
Recorded As : ERX-RECORDINGS**

**Recorded On: May 20, 2024  
Recorded At: 03:38:28 pm  
Number of Pages: 3  
Book-VI/Pg: Bk-OPR VI-2644 Pg-661  
Recording Fee: \$29.00**

**Parties:**

**Direct- LAW MANNING & MEYERS ATTORNE  
Indirect- PUBLIC**

**Receipt Number: 165685  
Processed By: Nereyda Garcia**

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

---

**I hereby certify that this instrument was filed on the date and time stamped  
hereon by me and was duly recorded in the volume and page of the named  
records of Cooke County as stamped hereon by me.**

**Hon. Pam Harrison  
County Clerk, Cooke County, Texas**